

**EARLY DESIGN GUIDANCE
MEETING - EAST DRB**

MAY 23, 2017

LITTLE SAIGON HOUSING

SDCI PROJECT #3024724

1253 SOUTH JACKSON STREET
SEATTLE, WA 98144

Project Overview..... 2

SITE CONTEXT & URBAN DESIGN ANALYSIS

-Zoning 4

-Aerial View of Site..... 6

-Urban Centers and Villages 7

-History 8

-Community Vision for Little Saigon 9

-Neighborhood Development & Uses..... 10

-Transportation & Walkability 12

-Site Constraints and Opportunities..... 13

-Streetscapes 14

-Site Section..... 19

DESIGN GUIDELINES 20

SITE

-Existing Site Survey 24

-Traffic & Right of Way 25

MASSING ALTERNATIVES

-Summary 27

-Option A 28

-Option B 30

-Option C - Preferred..... 32

-Option C - Preferred Sections 36

DESIGN STUDIES & ARCHITECTURAL INSPIRATION

-Architectural Concept 39

-Conceptual Landscape Plan..... 40

SHADOW STUDIES

-Shadow Studies of Massing A-C..... 42

DEPARTURE REQUESTS 45

PROJECT OVERVIEW

PROJECT TEAM

Owner
Low Income Housing Institute
2407 1st Avenue, Suite 200
Seattle, WA 98121

Architect
Runberg Architecture Group
One Yesler Way
Seattle, WA 98104

Civil Engineer
KPFF Consulting Engineers
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Glenn Takagi Landscape Architect
18550 Firlands Way N
Shoreline, WA 98133

Surveyor
Aramaki Borden & Associates, Inc.
6141 NE Bothell Way, Suite 304
Kenmore, WA 98028

SITE

Address 1253 S Jackson St
Parcel # 3320000510

The project site is midblock along S Jackson Street between 12th Ave S and Rainier Ave S. There is an alleyway servicing the site along the south and an unimproved alley to the east.

The parcel is trapezoidal. It fronts approximately 100’ feet along S Jackson St, extends approximately 100’ south, and fronts approximately 150’ along the south alley. The site area is 12,673 SF. The highest elevations on the site are at 171’ and lowest elevations are at 158’. The site slopes approximately 12’ downward from north to south.

The former office building located at 1253 S. Jackson St. is currently used as an emergency shelter operated by YouthCare. To the west of the project site is a parking lot used by the retail stores at 1237 S Jackson St. To the east is a car sales lot at the corner of S Jackson St and Rainier Ave S.

PROJECT PROGRAM

Number of Residential Units:	69
Number of Structured Parking Stalls:	17
Area of Residential Use:	Approximately 44,500 SF
Area of Retail Use at Ground Level:	Approximately 1,800 SF
Area of Office Use at Ground Level:	Approximately 8,000 SF
Total Area:	Approximately 78,500 SF

PROJECT VISION

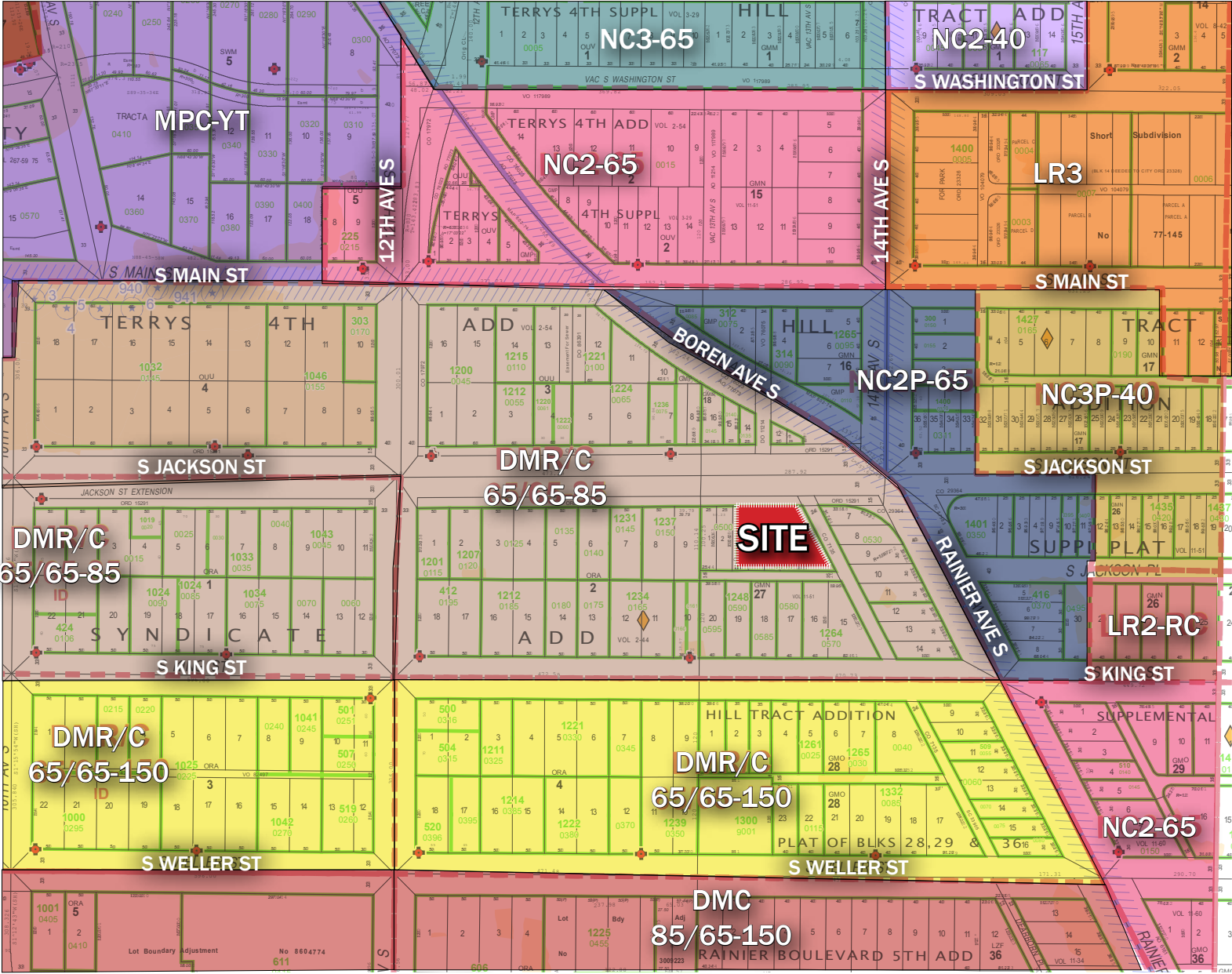


The Low Income Housing Institute (LIHI) is a nonprofit corporation whose mission is to develop affordable rental housing for working individuals and their families in Seattle. The Low Income Housing Institute has a long tenure as a developer and operator – It was founded in 1991 and owns and/or manages over 1,700 housing units at 50 sites. LIHI served a range of household incomes, ranging from 30% to 60% of Seattle’s Area Median Income.

The Low Income Housing Institute’s mission is consistent with long-standing the City of Seattle policy to encourage the development and operation of affordable housing in central neighborhoods or along transit lines, as adopted in the City’s Comprehensive Plan and many other City policies. As apartment rents continue to escalate in the post-recession economy, more of our children, friends and neighbors are unable to afford a place to live in neighborhoods that have good access to jobs, services, schools and other amenities. There is a greater need for affordable housing today than at any time in our recent history.

SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP



LR2 RC	NC2P-40	NC3P-40	DMR/C-65/65-85
LR3	NC2-65	NC3-65	DMR/C-65/65-150
NC2-40	NC2P-65	MPC-YT	DMC 85/65-150



- Principal Arterial
- Minor Arterial
- Green Street
- Class I Pedestrian Street
- Class II Pedestrian Street
- Street Level Uses Required

SITE ZONING

- Zone: DMR/C 65'/65'-85'
- Overlay: Chinatown-International District Urban Center Village
- Street Classification: S Jackson Street is a Principal Arterial and Class I Pedestrian Street

23.49.008 STRUCTURE HEIGHT

C.4: Base height limit for non-residential uses = 65' above average grade plane; Applicable height limit for residential uses = 85' above average grade plane*

* qualifies for extra floor area under 23.49.023.B & F and 23.58A

D.1a: Open railings, planters, clerestories, skylights, parapets and firewalls may extend up to 4 ft above the applicable height limit

D.1c: Solar collectors may extend up to 7 ft above the applicable height limit

D.2.a: Solar collectors, stair penthouses and mechanical equipment may extend up to 15 ft above the applicable height limit as long as the combined total coverage of all rooftop features does not exceed 35% of the roof area

D.2.b.2 & 4: Elevator penthouses designed for an elevator cab up to 8 ft high may extend above the applicable height limit up to 23 ft with an additional 10 ft permitted if the elevator provides access to a rooftop designed to provide usable open space

23.49.009 STREET LEVEL USE REQUIREMENTS

Map 1G): A minimum of 75% of each street frontage at street level is required to be occupied by general sales and service, human services & child care, retail, entertainment, museum, library, schools, public atriums, eating/drinking, arts, religious and/or bicycle parking.

23.49.010 REQUIREMENTS FOR RESIDENTIAL USES

B.1: A common recreation area equivalent to 5% of total gross floor area in residential use is required; A maximum of 50% of this area may be enclosed; No required area shall be less than 15’ in the horizontal dimension or less than 225 sf.

23.49.011 FAR

Table A: Base FAR = 2.5; Max FAR = 4

B.1.b, d & f: The following are not included in chargeable floor area: required street level uses with min 13 ft floor-to-floor height, min 15 ft depth and overhead weather protection; child care; and residential use.

23.49.023.B: If the maximum height limit for residential use is 85 ft or lower, housing bonus residential floor area as defined in 23.58A.004.B to achieve all extra residential floor area on the lot

23.49.018 OVERHEAD WEATHER PROTECTION AND LIGHTING

Continuous overhead weather protection is required along the entire street frontage with a minimum horizontal dimension of 8 ft and the lower edge 10-15 ft above the sidewalk.

23.49.019 PARKING

A.1: No parking required

C.1: Max parking for non-residential use = 1 space per 1,000 sf

C.3: East of I-5, max. parking for sales/service and eating/drinking = 2 spaces per 1,000 sf

23.49.146.B.2: Accessory surface parking areas are permitted in DMR/C areas outside the International Special Review District if they contain 20 or fewer spaces

23.49.019.E.1 - Table A: Bike parking requirements: 1 space per 5,000 gsf in office use; 1 bike parking space required for every 2 dwelling units

23.49.031 GREEN FACTOR LANDSCAPING

Minimum green factor score of 0.30

23.49.158 LOT COVERAGE

Table A: Maximum lot coverage for portion of structure with elevation of 65 feet or less = 100%; Greater than 65 feet up to 85 feet = 75%

23.49.162 STREET FACADE REQUIREMENTS

A: Minimum facade height = 35 feet (Property Line Facades required per Map 1H)

B.1.b: No setback limit up to an elevation of 15 feet above sidewalk grade; Maximum setback between 15 and 35 feet = 2 feet OR maximum 10 feet if total area of facade that is set back more than 2 feet does not exceed 40% of total facade area between 15 and 35 feet and setback is not wider than 10’

C: Minimum of 60% of street-level facade shall be transparent (Class I pedestrian street per Map 1F)

D: Blank facades shall be limited to segments 15 feet wide; Total of all blank facade segments shall not exceed 40% of street facade (Class I pedestrian street per Map 1F)

23.49.166.2 SIDE SETBACKS

In South Downtown, setbacks of 10 feet are required from side lot lines that are not street lot lines for portions of structure above 65 feet

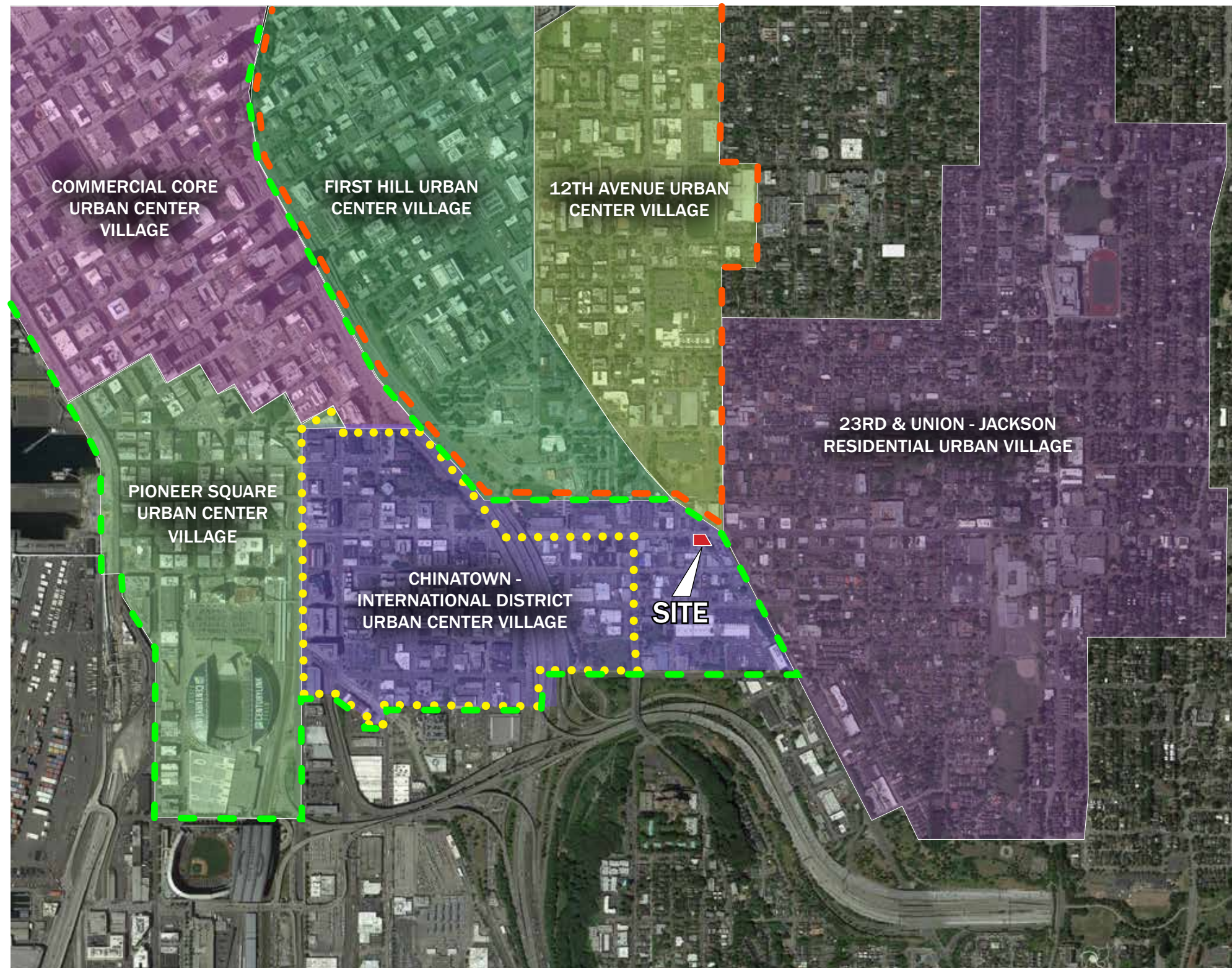
SITE CONTEXT
AERIAL VIEW OF SITE



SITE CONTEXT & URBAN DESIGN ANALYSIS

URBAN CENTERS AND VILLAGES

The project site is located in the Chinatown-International District Urban Center Village within the Downtown Urban Center. It is not within the International Special Review District boundary.



Urban Centers

Downtown Urban Center

- Commercial Core Urban Center Village
- Pioneer Square Urban Center Village
- Chinatown-ID Urban Center Village

First Hill/Capitol Hill Urban Center

- First Hill Urban Center Village
- 12th Avenue Urban Center Village

Residential Urban Village

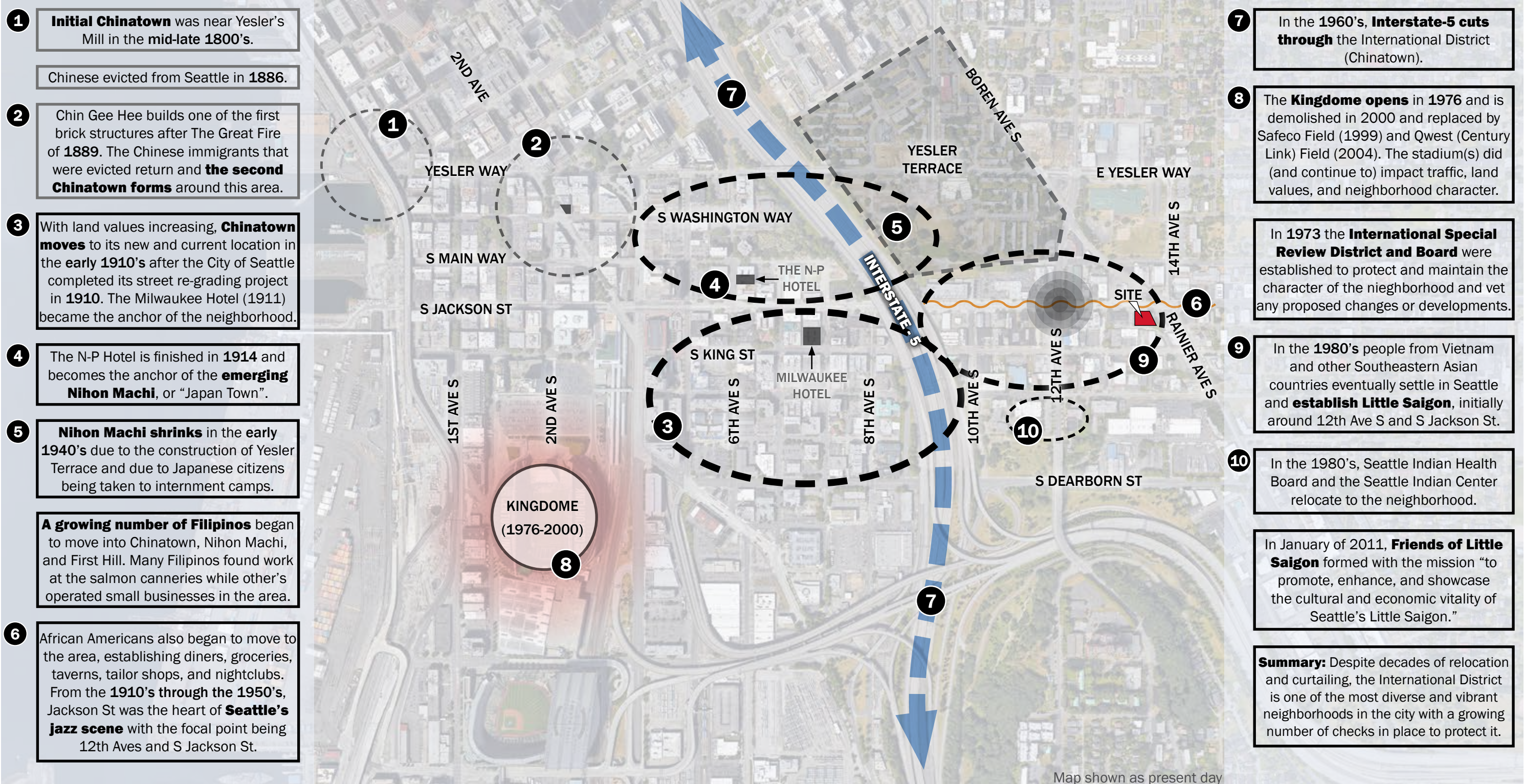
- 23rd and Jackson Residential Urban Village

— — — First Hill/ Capitol Hill Boundary

— — — Downtown Urban Center Boundary

• • • • • International Special Review District Boundary

CONTEXT ANALYSIS
HISTORY



CONTEXT ANALYSIS

COMMUNITY VISION FOR LITTLE SAIGON

LITTLE SAIGON STUDIES & PLANS

COMMUNITY VISION FOR FUTURE DEVELOPMENT OF LITTLE SAIGON

LITTLE SAIGON PUBLIC REALM DESIGN REPORT (2008)



“The overall streetscape is unfriendly and uninviting, with very little vegetation, open space or place to linger.”

“Aside from store signs, there is little to distinguish the unique heritage and culture of the Vietnamese-American residents and business owners. There are opportunities to enhance the unique identity and create a strong image within the district that is rooted in Vietnamese architecture.”

Prepared by Atelier Dreiseitl for Seattle DPD (now SDCI)

LITTLE SAIGON ACTION PLAN 2020 (2012)



“Little Saigon is a vibrant and vital social, cultural and economic hub for the Vietnamese community in the Puget Sound Area.”

Prepared by Quang H. Nguyen for SCIDpda, IDEA Space

LITTLE SAIGON HOUSING NEEDS ASSESSMENT (2013)



“A larger residential base can make Little Saigon a stronger and more resilient economic area.”

Housing Recommendations:

- 1,500 new units by 2030
- A mix of affordable, workforce, and market-rate units
- A balance of smaller units for individuals and seniors, as well as family units
- Housing linked to social services

Prepared by SCIDpda

LITTLE SAIGON LANDMARK PROJECT FEASIBILITY STUDY (2014)



“The Friends of Little Saigon group seeks to create a gathering place for the regional Vietnamese community in or adjacent to the Little Saigon business district. This can be accomplished by bringing together the district’s social, cultural, shopping and culinary aspects in a distinctive physical anchor – the Landmark Project – located in the heart of Little Saigon.”

Prepared by SCIDpda for the Friends of Little Saigon

DRAFT LITTLE SAIGON STREET CONCEPT PLAN (2017)



Recommended Design Elements on S Jackson St

- Sidewalk art to reveal rich cultural history
- Continuous landscaping zone with understory planting to buffer pedestrians from traffic
- Appropriate tree canopy
- Outdoor goods display and vending

Prepared by SDOT

Strengthen the neighborhood character of Little Saigon

Create a pedestrian friendly environment

Develop animated and functional public spaces

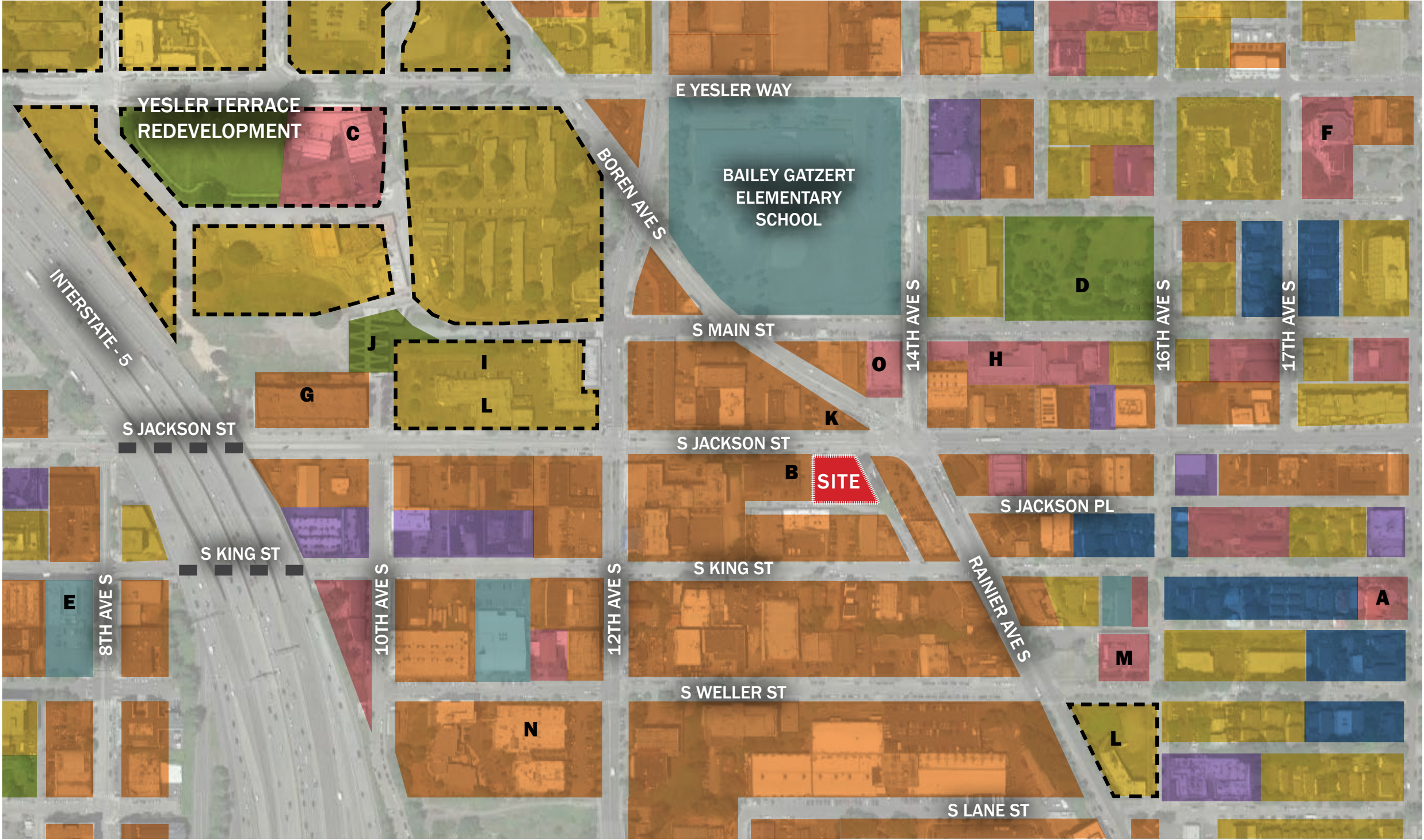
Maintain the vitality of local “mom & pop” business and create more opportunities for micro enterprises





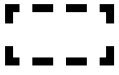




Build affordable family and senior housing

Develop a mixed-use Vietnamese Cultural Center to provide a gathering space for the regional Vietnamese community

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



- | | | | | |
|---|--|--|---|--|
|  Recreation / Open Space |  Commercial / Retail / Office |  Hotel / Motel |  Institution / Education |  Future Development |
|  Multifamily / Mixed-Use Residential |  Civic / Religious |  Industrial / Warehouse / Storage |  Single Family Residential | |

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



A. Vietnamese Buddhist Association



B. Saigon Deli



C. Yesler Community Center



D. Wisteria Park



E. Wing Luke Museum



F. Langston Hughes Performing Arts Center



G. Pacific Rim Center



H. Seattle Buddhist Temple Center



I. Future Development. 1032 S Jackson St. Mixed-Use Res. SDCI Project #3022675



J. 10th Avenue Hillclimb



K. Phở Bắc



L. Viet-Wah Supermarket



M. Japanese Cultural & Community Center



N. Seattle Indian Health Board

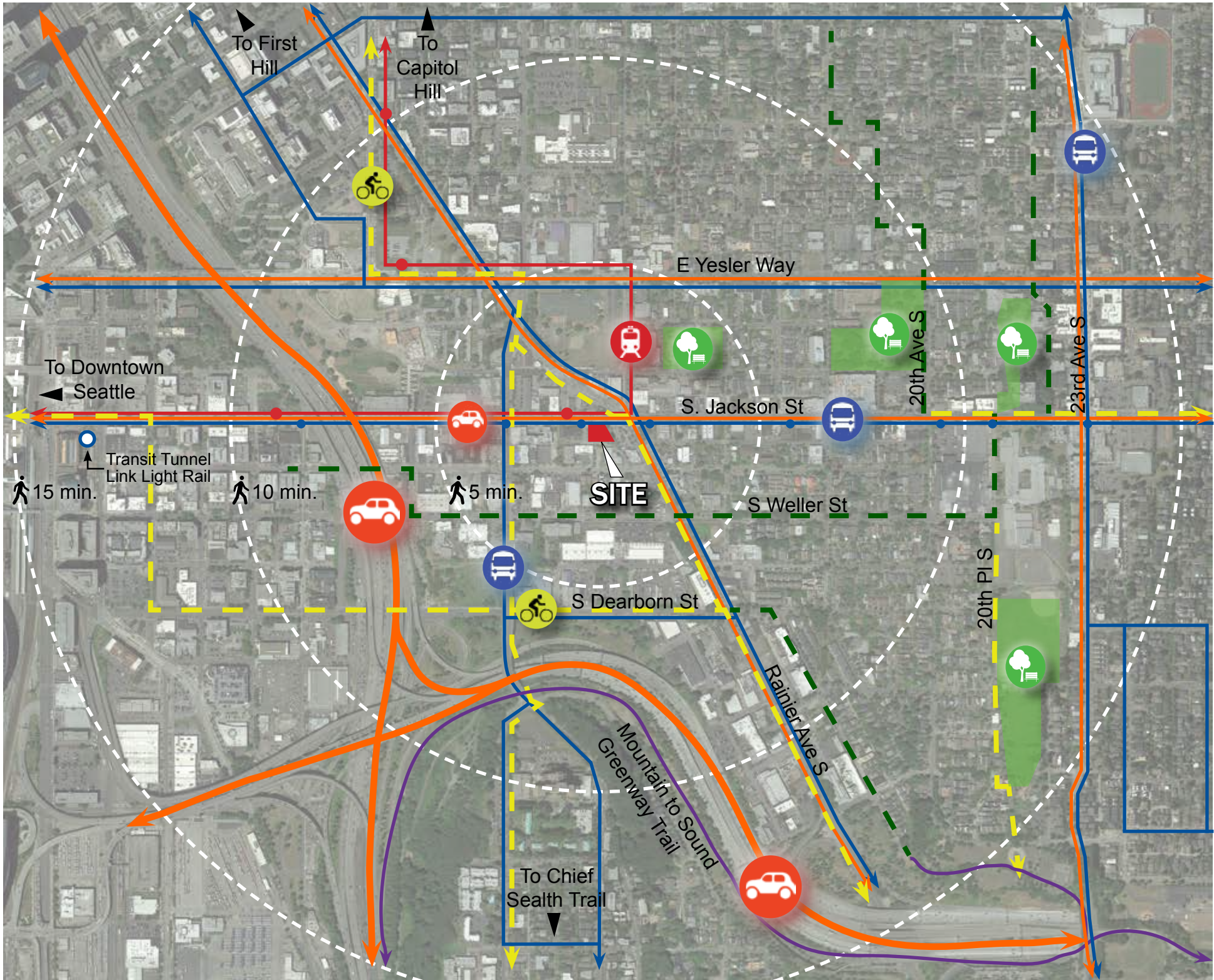


O. Seattle Indian Center

Images: I - Image from EDG package by Hewitt; D from Wikimedia Commons; A, B, E, F, G, H, K, L, M, N, and O from Google Maps Street view. C - Seattle.gov.

SITE CONTEXT & URBAN DESIGN ANALYSIS

TRANSPORTATION & WALKABILITY



The project is located in an area of the city where North-South and East-West movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes west to Downtown Seattle, north to First Hill & Capitol Hill, and south to Rainier Valley and beyond.

Walk Score

91

Walker's Paradise

Daily errands do not require a car.

Transit Score

95

Rider's Paradise

World-class public transportation.

Bike Score

79

Very Bikeable

Some hills, excellent bike lanes.

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Streetcar
- Park
- Future Greenway
- Existing
- Proposed

EXISTING SITE CONDITIONS CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

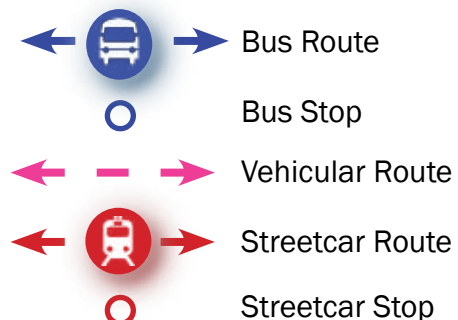
- Noise from S Jackson Street and Rainier Ave S
- Odd site geometry and narrow street frontage
- High voltage power lines on S Jackson Street



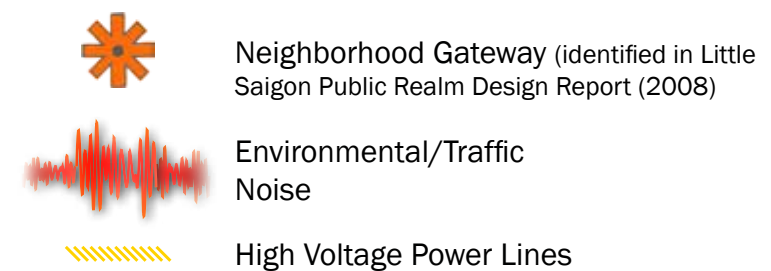
OPPORTUNITIES

- Close proximity to the Little Saigon neighborhood retail along S Jackson St
- Fast transit routes to Downtown Seattle, First Hill & Rainier Valley
- Access to Wisteria Park (to northeast)
- Close proximity to Bailey Gatzert Elementary School and Seattle University (to north)
- Pedestrian access to Yesler Terrace via Hillclimb
- Alley to the east allows for windows on the facade.

21 June 2016: Sunrise 5:12 AM, Sunset 9:11 PM
21 December 2016: Sunrise 7:55 AM, Sunset 4:21 PM



Retail Hub



CONTEXT ANALYSIS
STREETSCAPES - SOUTH JACKSON STREET

A. PROJECT SITE



CONTEXT ANALYSIS
STREETSCAPES - SOUTH JACKSON STREET



B. OPPOSITE PROJECT SITE



CONTEXT ANALYSIS
STREETSCAPES - BACK ALLEY

C. OPPOSITE PROJECT SITE





D. PROJECT SITE

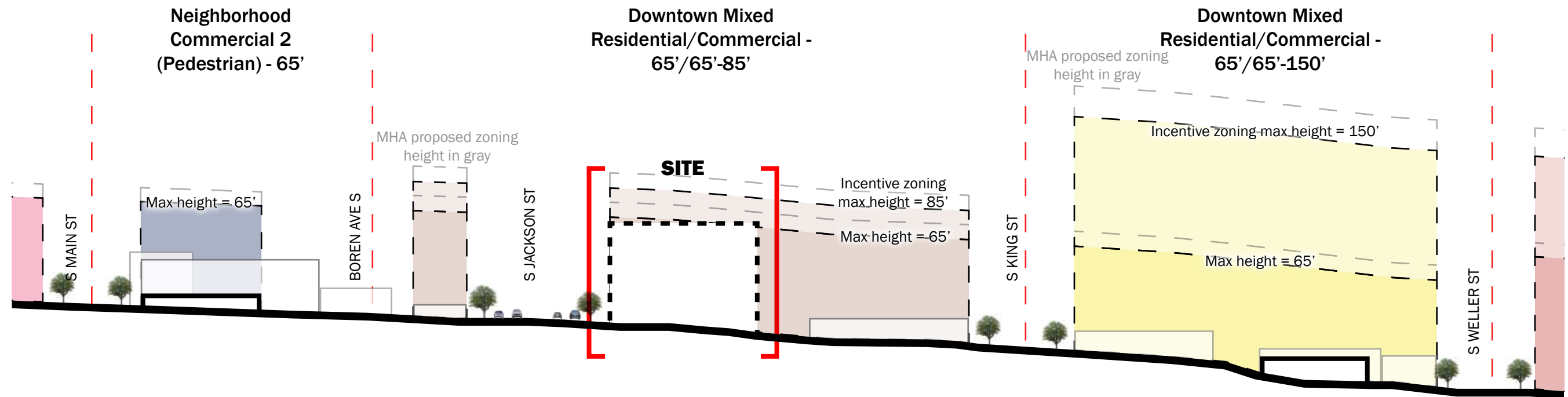
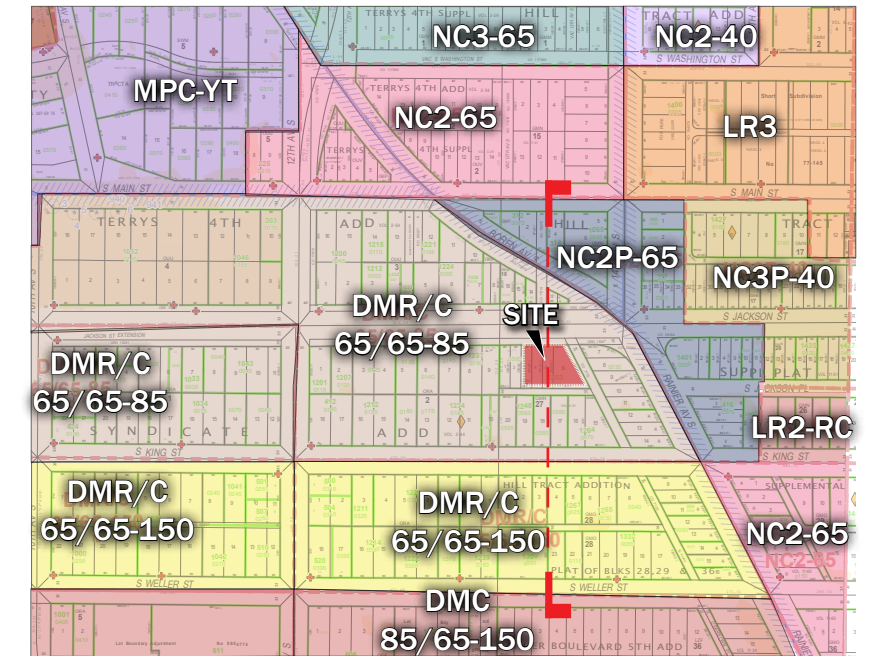


CONTEXT ANALYSIS
STREETSCAPES - SOUTH JACKSON STREET



CONTEXT ANALYSIS

SITE SECTION



DESIGN GUIDELINES

CITY OF SEATTLE DESIGN GUIDELINES

31 NATURAL SYSTEMS & SITE FEATURES



B. Sunlight and Natural Ventilation

2. **Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
3. **Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

C. Topography

1. **Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
2. **Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

RESPONSE: The project’s massing maximizes daylight for residential units. The site slopes downward to the south, allowing for at-grade parking entry off the alley. Southern units and the rooftop amenity space feature views of Mount Rainier.

32 URBAN PATTERN & FORM



A. Location in the City and Neighborhood

1. **Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
2. **Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street-edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

RESPONSE: Little Saigon is characterized by its local, small businesses. This project will extend the neighborhood’s commercial core along S Jackson Street by locating street-level retail space at the west end of the building. The residential massing above this commercial space will be divided into narrow bays, reflecting the small-scale character of the existing retail. The northeast corner of the project will be highly visible from the neighborhood gateway at S Jackson St and Rainier Ave S. The east massing will be differentiated to reflect this siting. Right-of-way plantings, storefronts and canopies will improve the pedestrian experience along S Jackson St.

B. Adjacent Sites, Streets, and Open Spaces

1. **Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
2. **Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
3. **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

C. Relationship to the Block

1. **Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider

using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block

D. Height, Bulk and Scale

2. **Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.
5. **Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

33 ARCHITECTURAL CONTEXT & CHARACTER



A. Emphasizing Positive Neighborhood Attributes

1. **Fitting Old and New Together:** Create compatibility between new projects and existing architectural context, including historic and modern designs through building articulation, scale, and proportion, roof forms, detailing, fenestration, and/or the use of complimentary materials.
2. **Contemporary Design:** Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
3. **Established Neighborhoods:** In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

RESPONSE: Little Saigon has a rich cultural heritage, but the neighborhood currently lacks a distinctive visual identity. This project will look to Vietnamese urban architecture for inspiration...

1 CONNECTIVITY

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B. Local History and Culture

1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.



A. Network of Open Spaces

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

B. Walkways and Connections:

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

C. Outdoor Uses and Activities

2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes or street vending.

2 WALKABILITY



B. Safety and Security

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

C. Weather Protection

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that

generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

in developing the massing and facade composition.

RESPONSE: The existing curb cut on S Jackson St will be closed and the 18' wide right-of-way will allow for three zones: a 6' wide continuous landscaping zone to buffer pedestrians from busy traffic; an 8' wide clear zone for pedestrians; and a 4' frontage zone at the property line for informal uses like outdoor goods display and vending. The residential & office entry vestibule will be recessed to create a small gathering and waiting area.

RESPONSE: The project will enhance the walkability of the site through improved sidewalks, lighting and landscape. A continuous canopy will provide overhead weather protection. Retail storefronts and the residential & office entry vestibule will provide a high degree of transparency at street-level along S Jackson St.

DESIGN GUIDELINES

CITY OF SEATTLE DESIGN GUIDELINES

3 STREET-LEVEL INTERACTION



A. Entries

- 1. Design Objectives** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
- b.** Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- c.** Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

- 2. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
- a. overhead shelter: canopies, porches, building extensions;
 - b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
 - c. ground surface: seating walls; special paving, landscaping, trees, lighting; and
 - d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

B. Residential Edges

- 4. Interaction:** Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

C. Retail Edges

- 1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

- 2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- 3. Ancillary Activity:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

4 ACTIVE TRANSPORTATION

A. Entry Locations and Relationships

- 2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

B. Planning Ahead for Bicyclists

- 1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

1 PROJECT USES AND ACTIVITIES

A. Arrangement of Interior Uses

- 3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
- 4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

RESPONSE: The building entries will be highly visible from S Jackson Street. The residential & office entry will be located at the northeast corner and recessed, so it is differentiated from the retail entries to the west.

RESPONSE: S Jackson St offers pedestrian and bike paths, bus and streetcar routes to Downtown, First Hill, Capitol Hill, Rainier Valley and beyond. The building entries fronting S Jackson St will connect to many points of access.

RESPONSE: The street-level commercial space can be divided to meet community needs.

02 ARCHITECTURAL CONCEPT



A. Massing

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. Architectural and Facade Composition

1. Facade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner

of the building.

2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- a. newsstands, ticket booths and flower shops (even if small or narrow);
- b. green walls, landscaped areas or raised planters;
- c. wall setbacks or other indentations;
- d. display windows; trellises or other secondary elements;
- e. art as appropriate to area zoning and uses; and/or
- f. s and landscaping where retaining walls above eye level are unavoidable.

D. Scale and Texture

1. Human Scale: : Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained

scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

E. Form and Function

1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

04 EXTERIOR ELEMENTS AND FINISHES



A. Building Materials

1. Exterior Finish Material: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

B. Signage

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

C. Lighting

1. Functions: : Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as

entries, signs, canopies, plantings, and art.

D. Trees, Landscape and Hardscape Materials

4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

RESPONSE: The building base will be expressive of the commercial use and provide human-scale design elements. The upper level residential massing will be differentiated by setbacks, window patterns and materials to reduce the perceived mass. To avoid a large blank wall on the south facade, the residential units will be set back from the property line to allow for window openings. While future development may obscure views of the proposed project, each facade will be highly visible above the existing, surrounding buildings, and will be carefully composed and detailed.

RESPONSE: The building materials will be durable, and the project will strategically use texture and color to convey the architectural concept. Per SDOT recommendations, a 6’ wide continuous landscaping zone will buffer pedestrians from traffic. An additional street tree will add height to this landscaping.

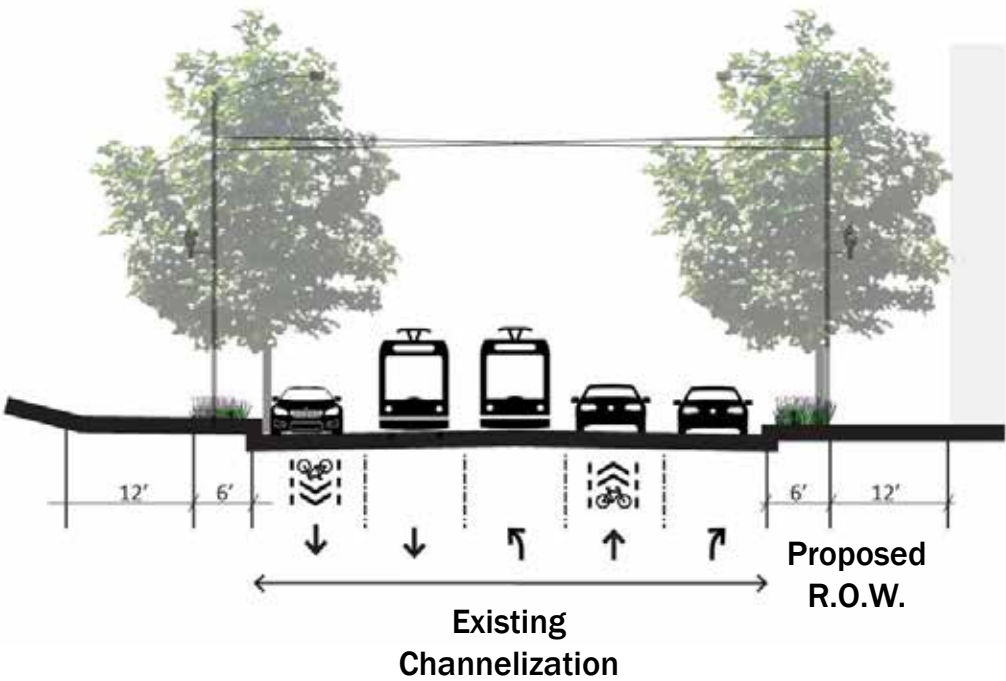
EXISTING SITE SURVEY



EXISTING SITE CONDITIONS
TRAFFIC & RIGHT OF WAY



The project is adjacent to a busy section of S Jackson Street where cars turning right onto Rainier Ave often move quickly. SDOT's Draft Little Saigon Street Concept Plan recommends a 6' wide continuous landscaping zone with understory planting at S Jackson Street between I-5 and Rainier Ave to buffer pedestrians from traffic.



MASSING ALTERNATIVES

MASSING ALTERNATIVES



OPTION A - CODE COMPLIANT (85')

- FAR = 1.78 (max allowable FAR = 4.00)
- 80,718 gsf total
- 71 units
- 5 stories Type IIIA over 2 stories Type 1A

Pros:

- South-facing courtyard maximizes sun exposure

Cons:

- Proximity to west property line does not allow for windows, resulting in a large, blank facade facing the retail core
- Required side setbacks above 65' create awkward massing
- Minimal setback on Jackson St requires undergrounding of power lines



OPTION B - CODE COMPLIANT (65')

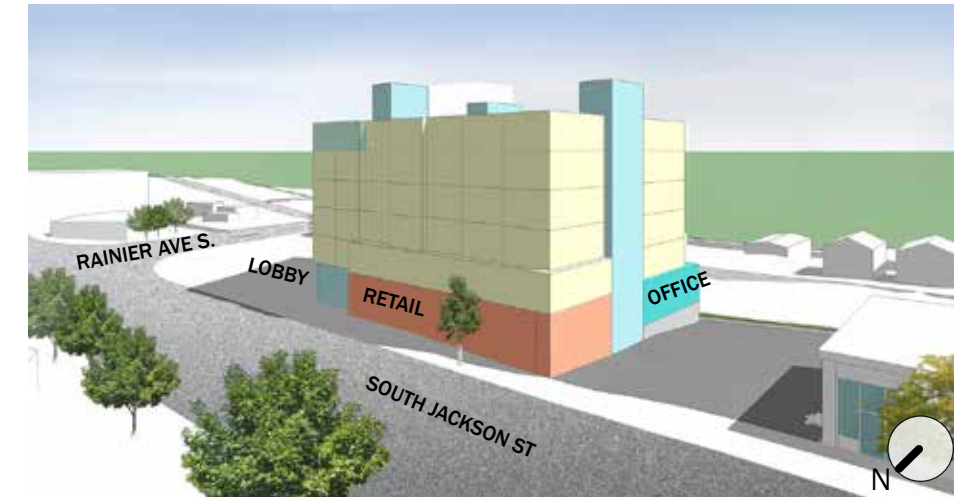
- FAR = 1.69 (max allowable FAR = 4.00)
- 77,319 gsf total
- 71 units
- 5 stories Type VA over 1 story Type 1A

Pros:

- South-facing courtyard maximizes sun exposure

Cons:

- Proximity to west property line does not allow for windows, resulting in a large, blank facade facing the retail core
- Minimal setback on Jackson St requires undergrounding of power lines



OPTION C (65') - **PREFERRED**

- FAR = 1.67 (max allowable FAR = 4.00)
- 78,700 gsf total
- 69 units
- 5 stories Type VA over 1 story Type 1A

Pros:

- Street level retail is located at west end of building, closer to existing neighborhood retail core
- Residential/office entry and upper level amenity space at east end of building face the neighborhood gateway at S Jackson St and Rainier Ave
- Modulation of S Jackson Street facade based on residential bays reflects existing small-scale retail character to west and reduces perceived mass

Cons:

- Departure required for setbacks along S Jackson St

MASSING OPTION A



Pedestrian View: South Jackson Street Looking SE



Pedestrian View: South Jackson Street Looking SW



Bird's Eye View: South Jackson Street Looking SE

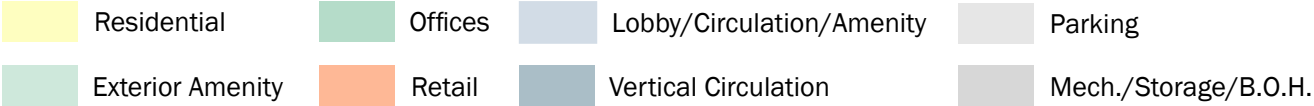
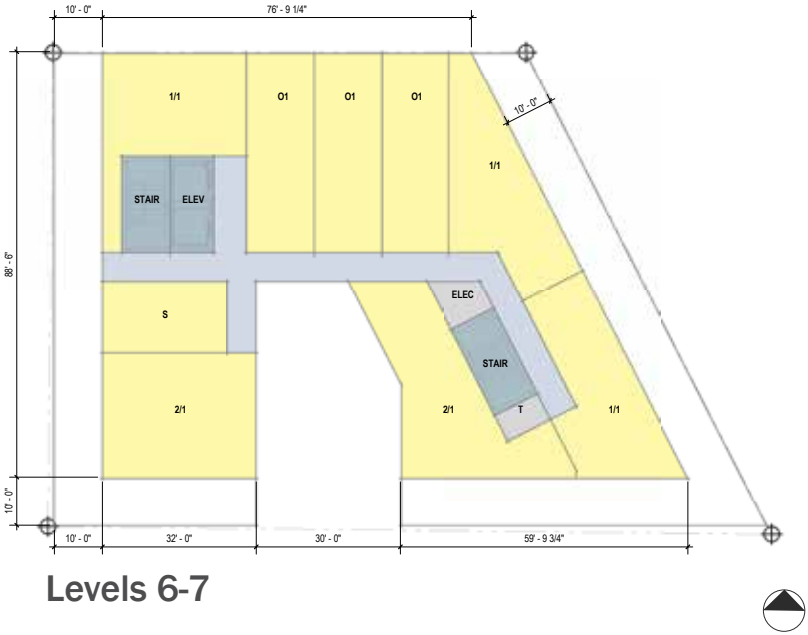
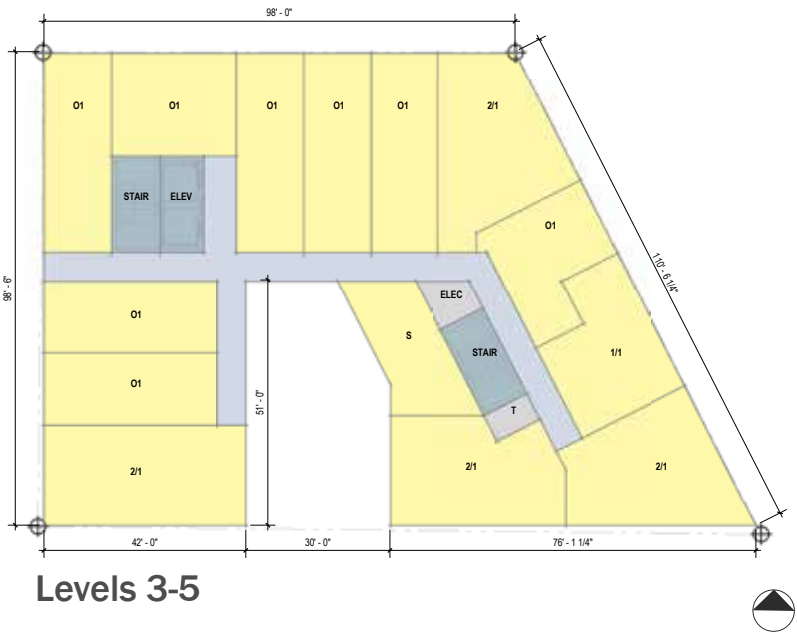
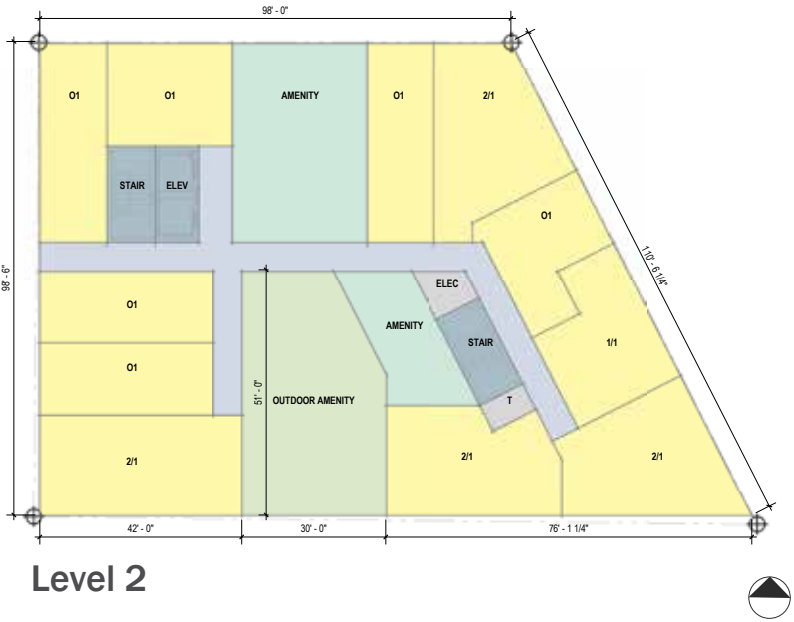
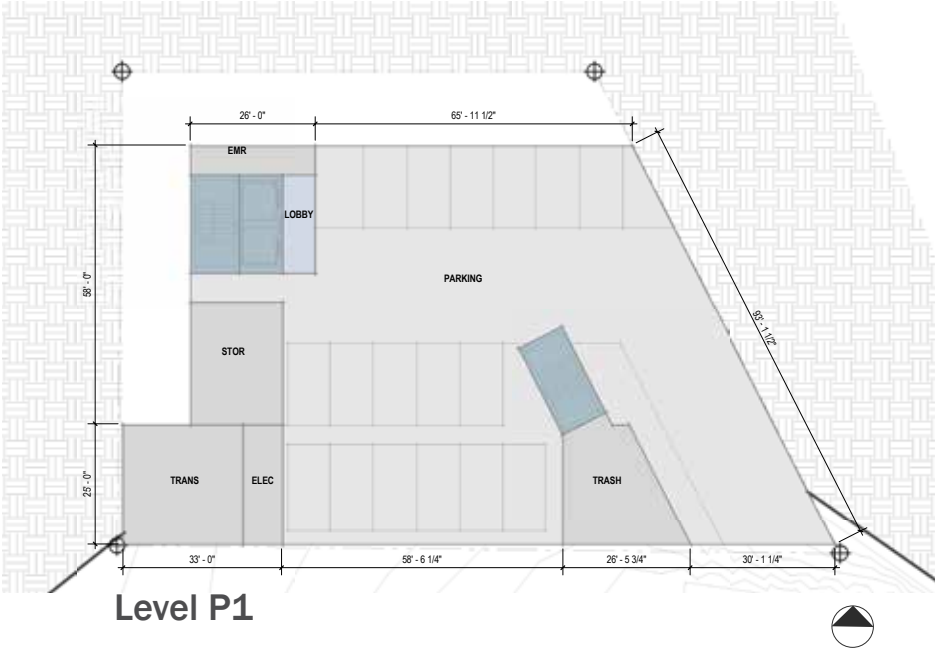


Bird's Eye View: South Jackson Street Looking SW



Pedestrian View: Alley Looking North NW

MASSING OPTION A



MASSING OPTION B



Pedestrian View: South Jackson Street Looking SE



Pedestrian View: South Jackson Street Looking SW



Bird's Eye View: South Jackson Street Looking SE

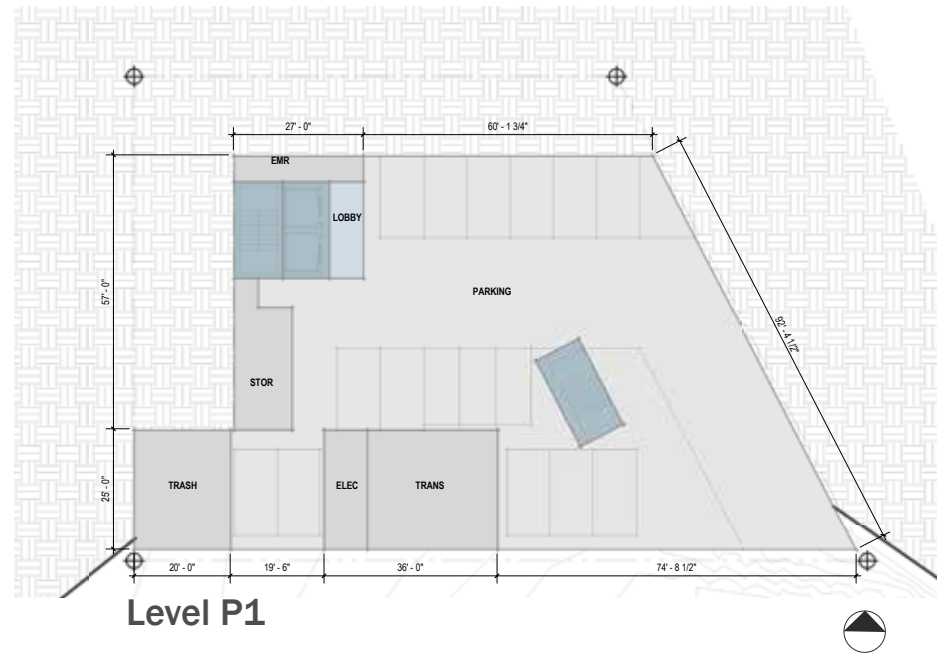


Bird's Eye View: South Jackson Street Looking SW



Pedestrian View: Alley Looking North NW

MASSING OPTION B



- Parking
- Residential
- Offices
- Retail
- Vertical Circulation
- Exterior Amenity
- Lobby/Circulation/Amenity

MASSING OPTION C | **PREFERRED**



Pedestrian View: South Jackson Street Looking SE



Pedestrian View: South Jackson Street Looking SW



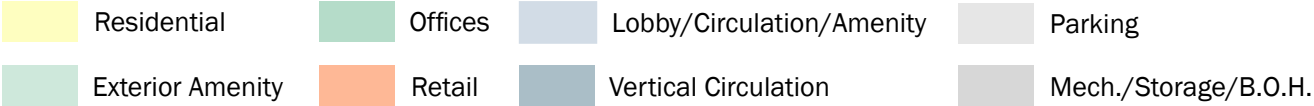
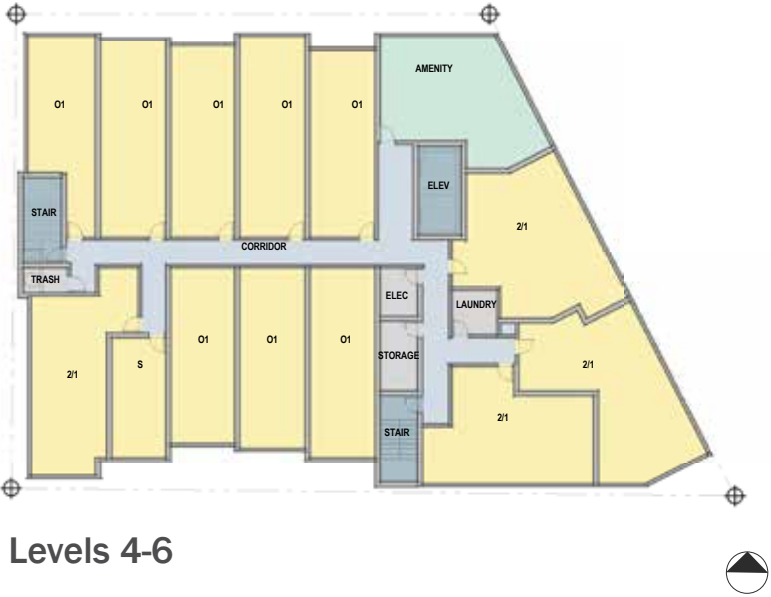
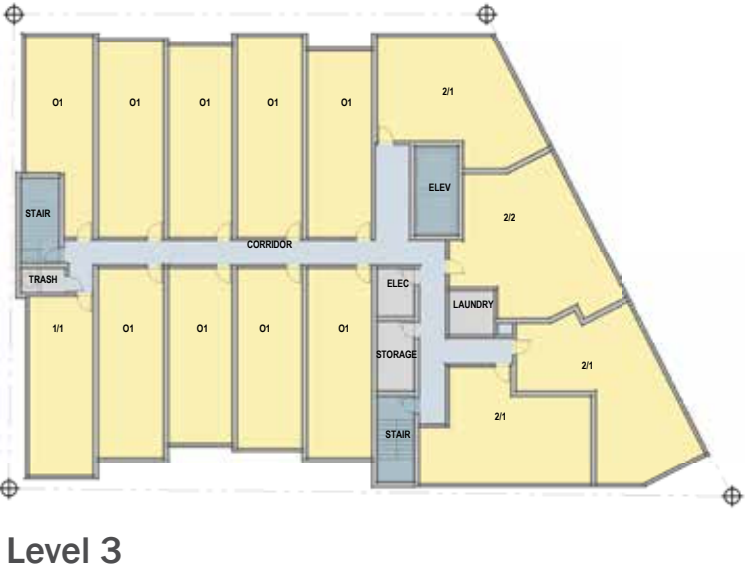
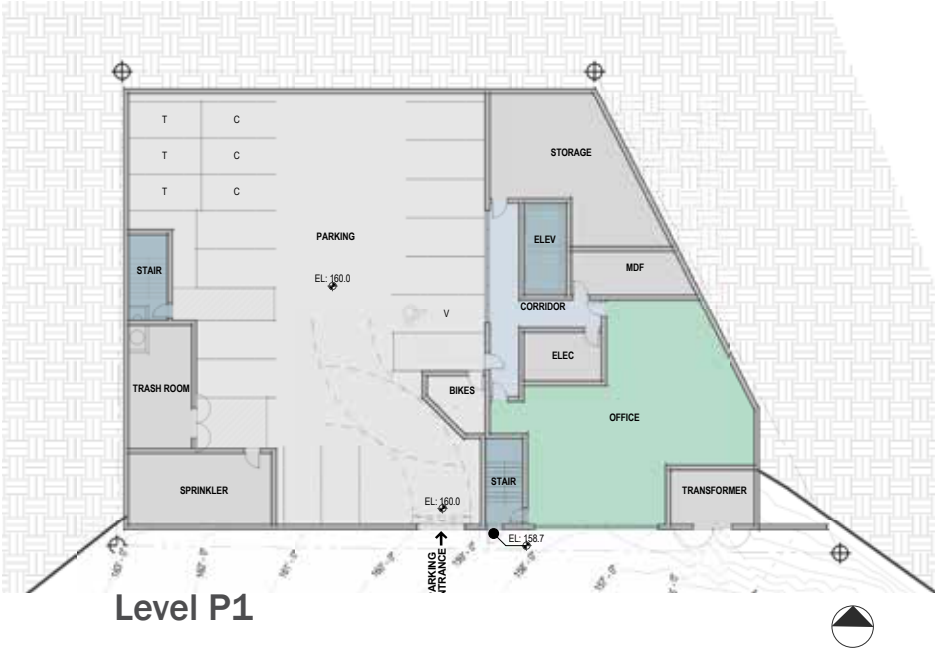
Bird's Eye View: South Jackson Street Looking SE



Bird's Eye View: South Jackson Street Looking SW



Pedestrian View: Alley Looking North NW

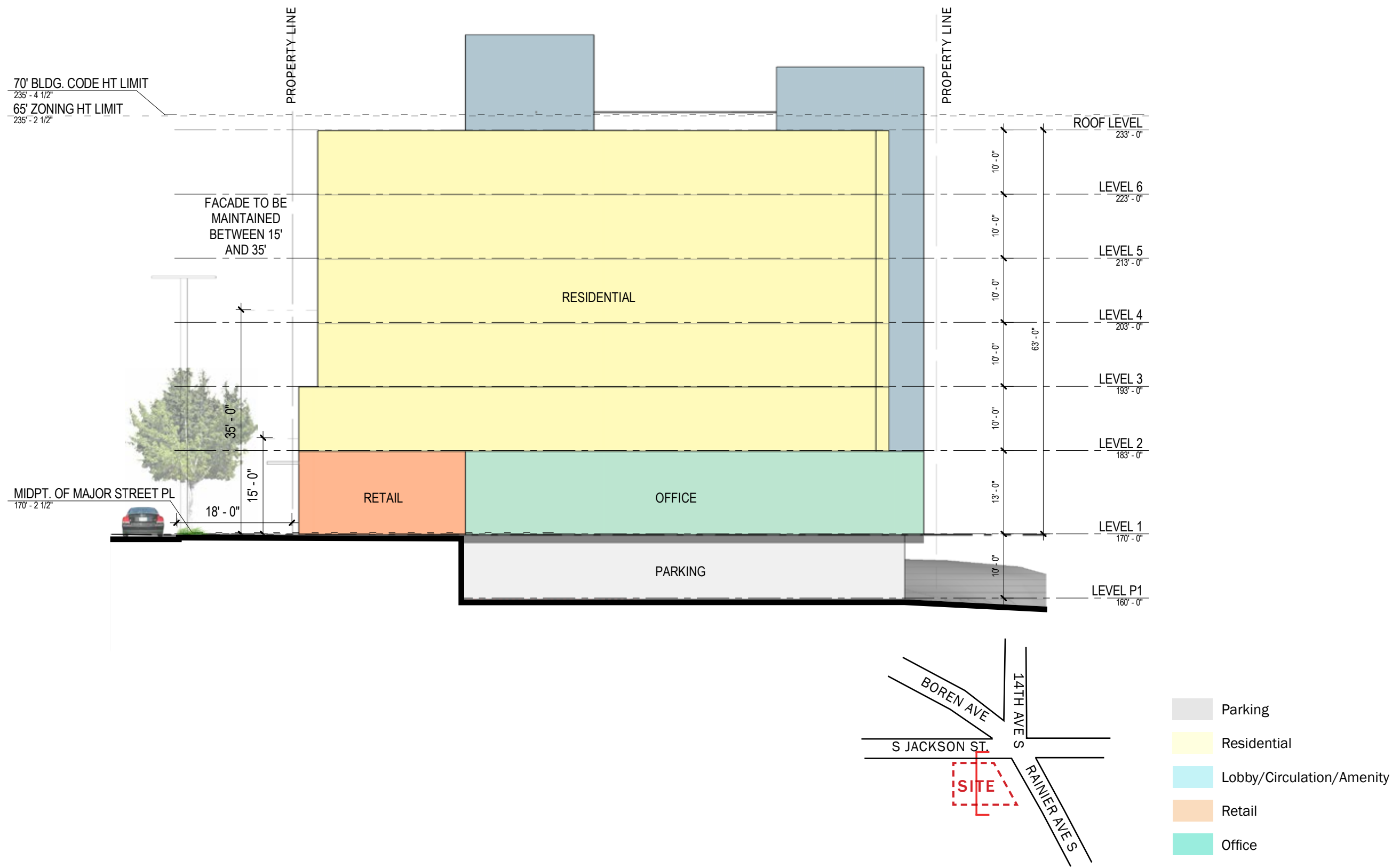


MASSING OPTION C | **PREFERRED**
VIEW LOOKING SOUTHEAST FROM
ACROSS S. JACKSON ST.

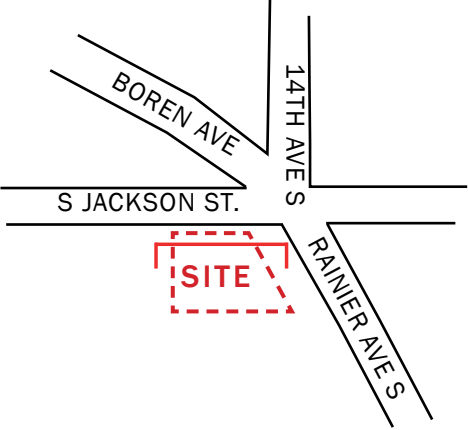
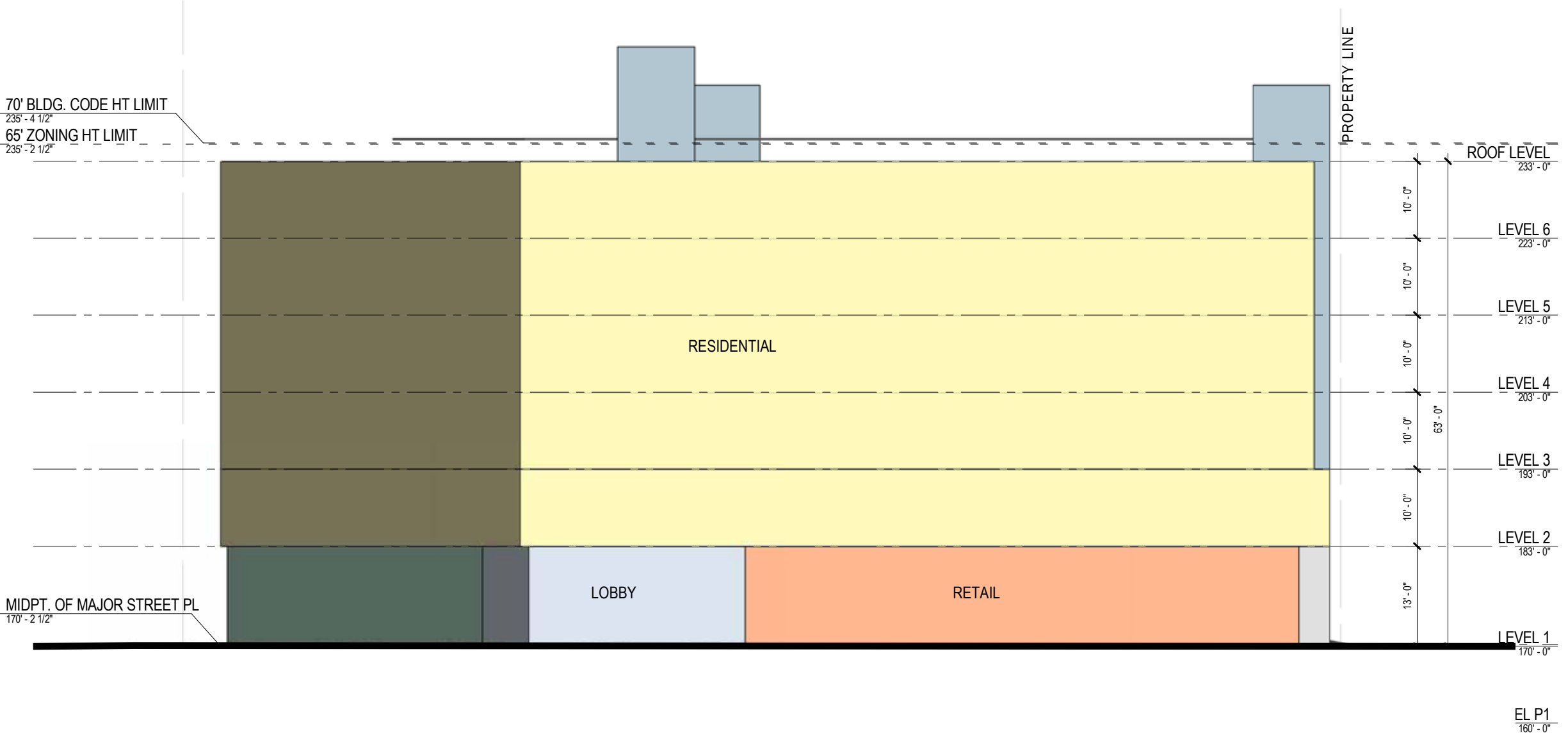




MASSING OPTION C (PREFERRED) - BUILDING SECTION



MASSING OPTION C (PREFERRED) - BUILDING SECTION



- Parking
- Residential
- Lobby/Circulation/Amenity
- Retail
- Office

DESIGN STUDIES + ARCHITECTURAL INSPIRATIONS

ARCHITECTURAL INSPIRATIONS

URBAN VIETNAMESE ARCHITECTURE
“TUBE HOUSE”



HANOI



SAIGON

INTERNATIONAL DISTRICT
UPPER STORY SOCIAL CLUBS



8TH AVE S & S KING ST



S KING ST & CANTON ALLEY

SCREENS AND
PATTERNING



H HOUSE, VACO DESIGN
(HO CHI MINH CITY)



NANOCO-PANASONIC
SHOWROOM, VO TRONG
NGHIA ARCHITECTS
(HANOI)

DESIGN STUDIES

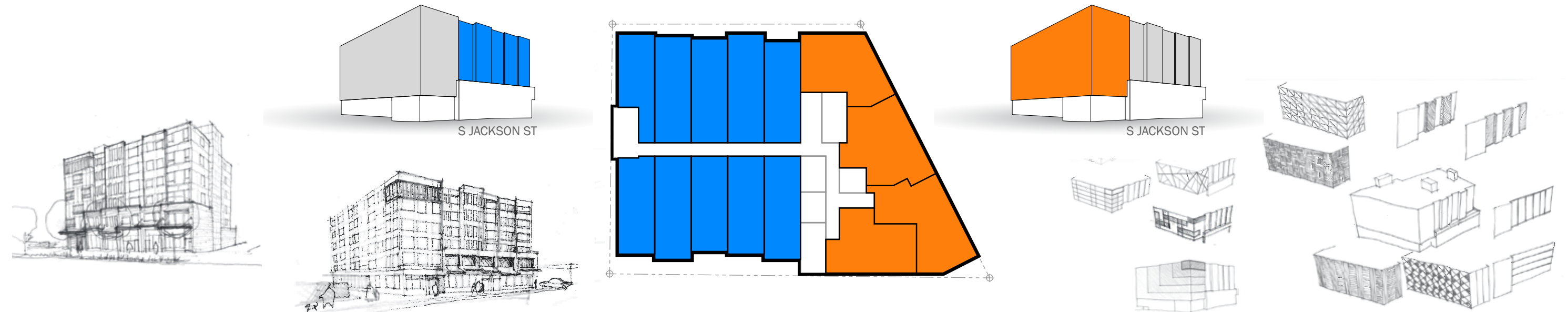
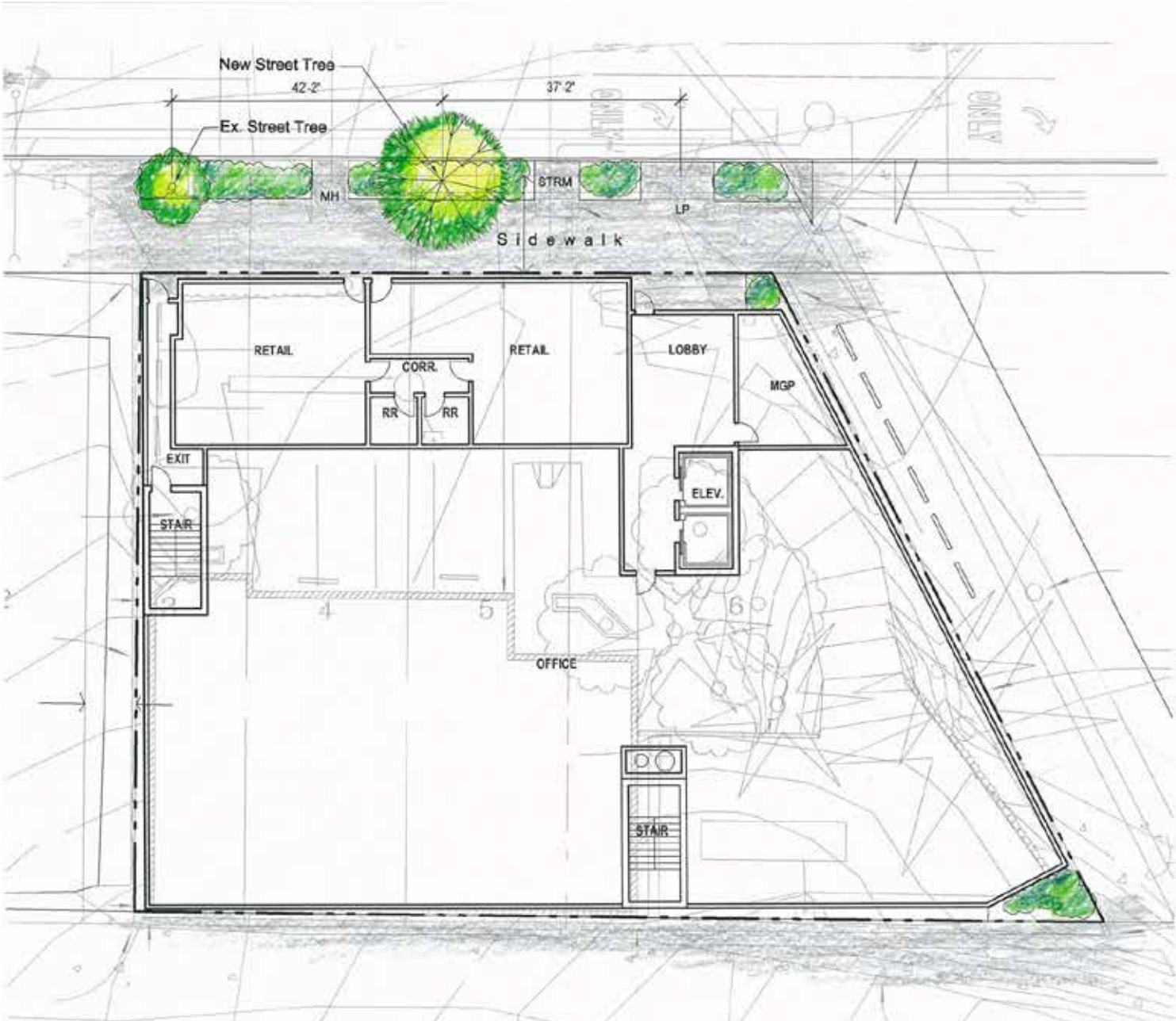
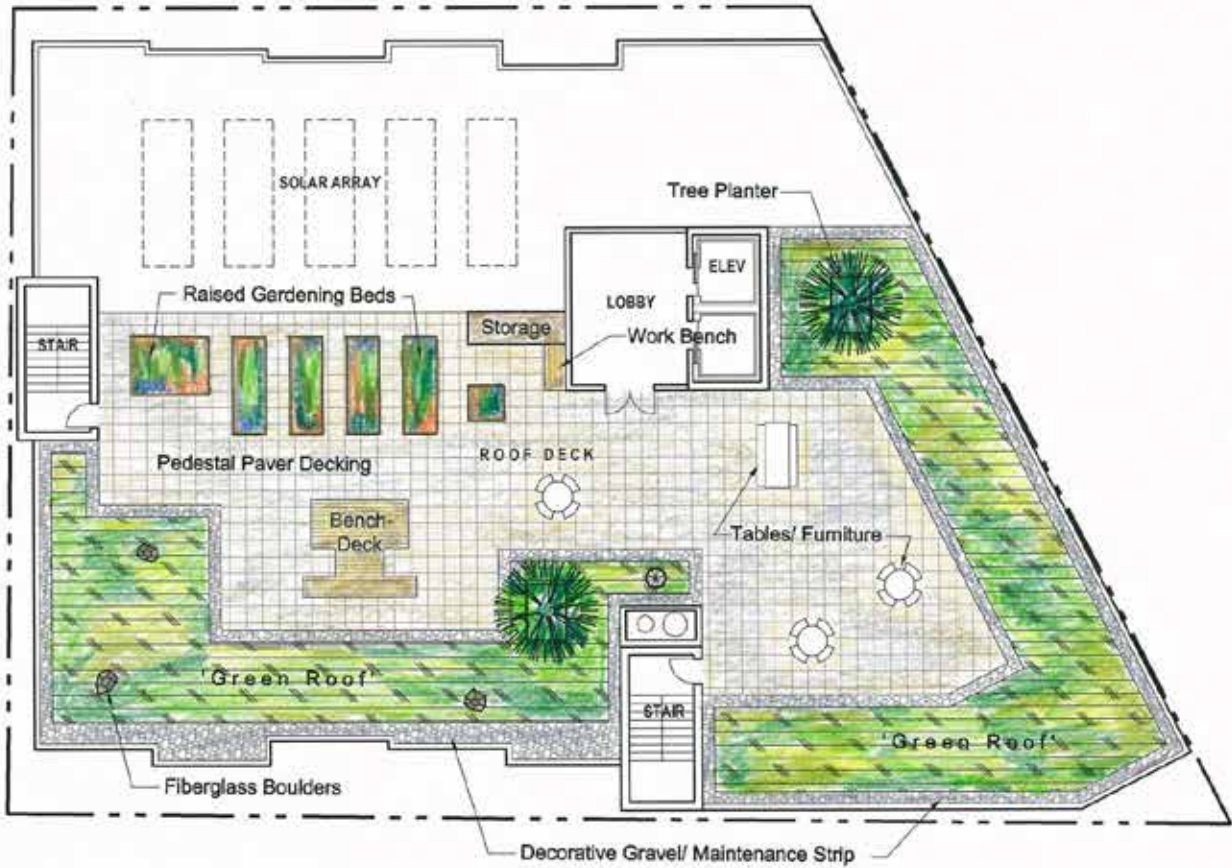


Image sources: A) Flickr - Felix Kluge; B) Flickr - Bencito the Traveller; C) Google Street View (2011); D) Google Street View (2011); E) <https://www.dezeen.com/2016/06/06/vaco-design-h-house-ho-chi-minh-city-vietnam/>; F) <https://www.dezeen.com/2016/11/25/the-lantern-vo-trong-nghia-perforated-brick-gallery-showroom-hanoi-vietnam/>

CONCEPTUAL LANDSCAPE PLANS



LEVEL 1



ROOF



Planting Types -
S. Jackson St

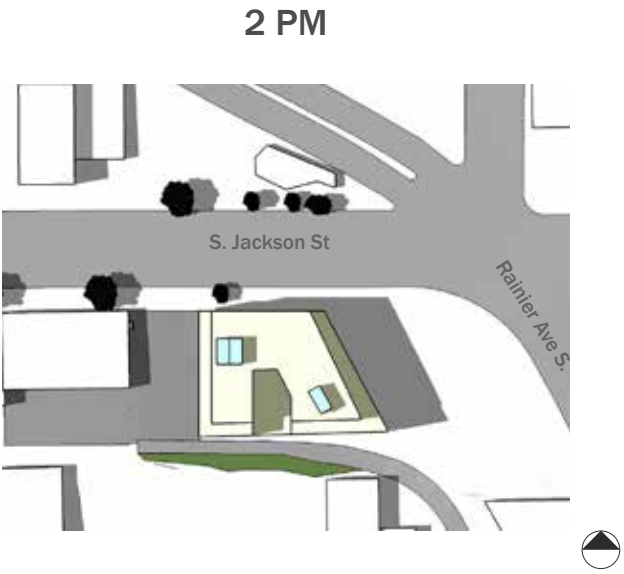
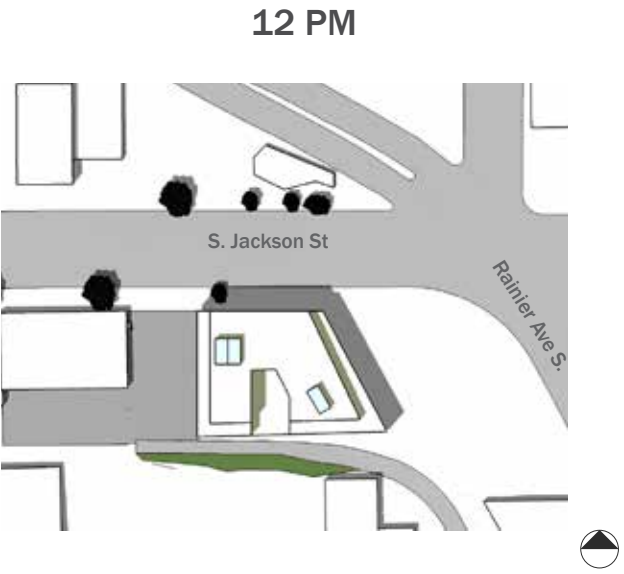
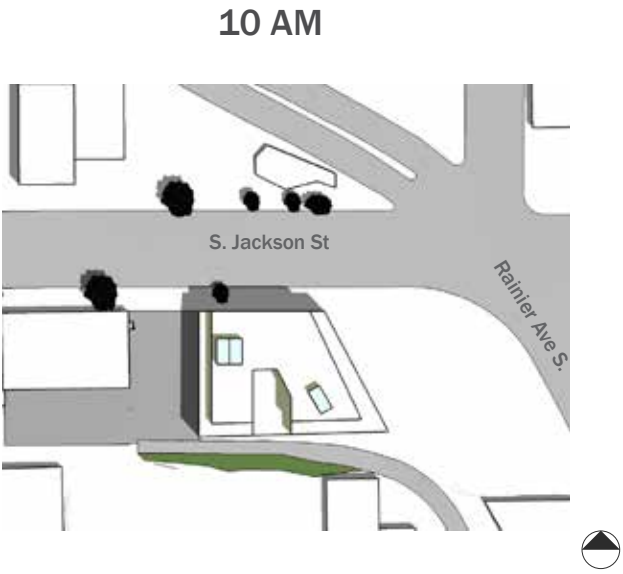


Planting Types -
Roof Deck

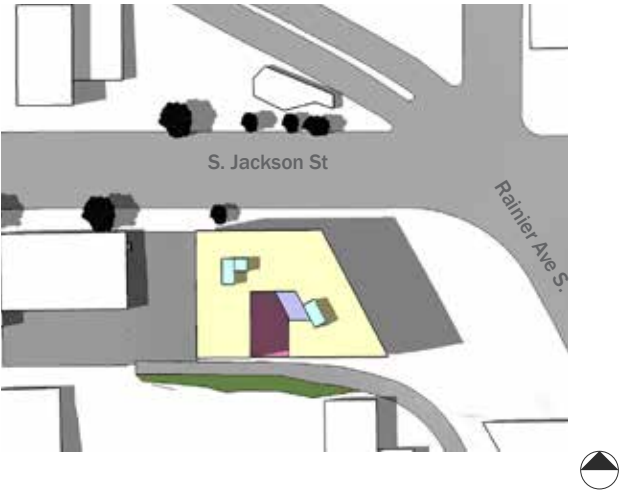
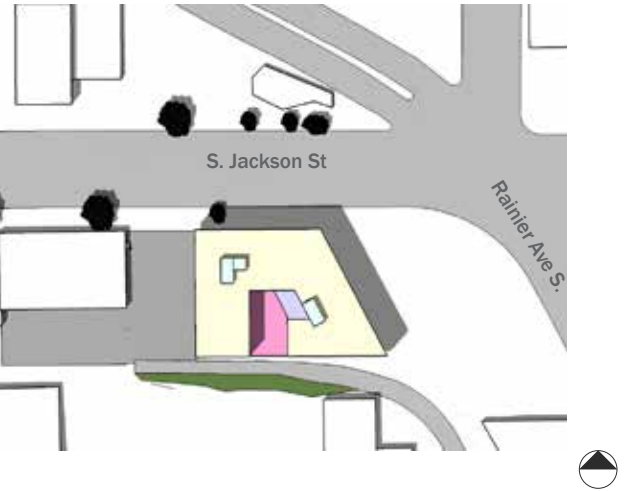
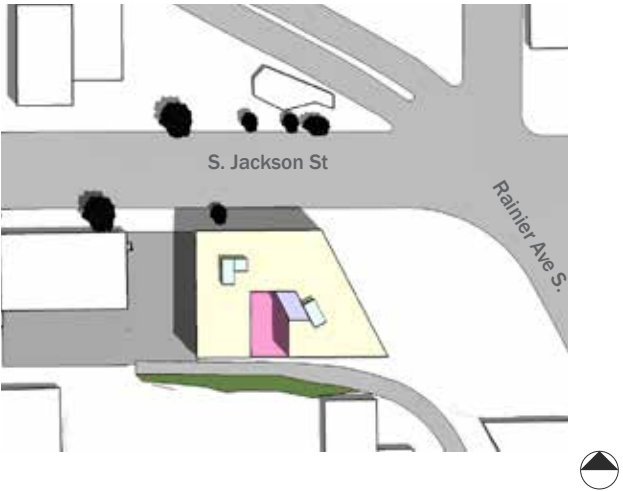


SHADOW STUDIES | SUMMER SOLSTICE

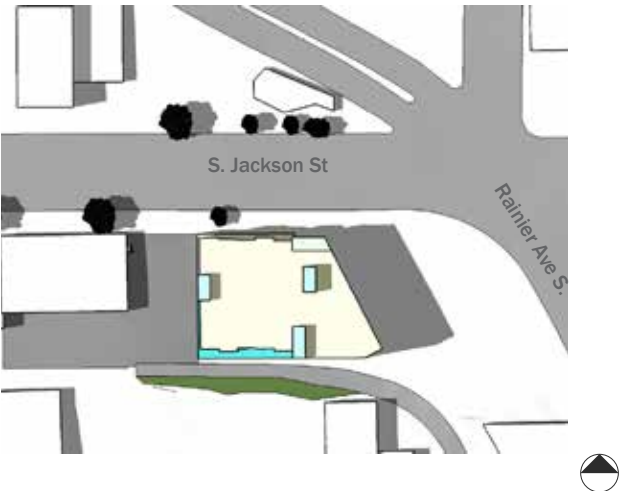
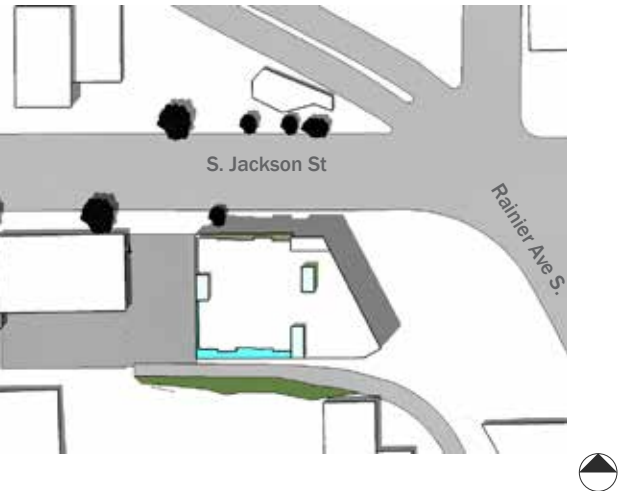
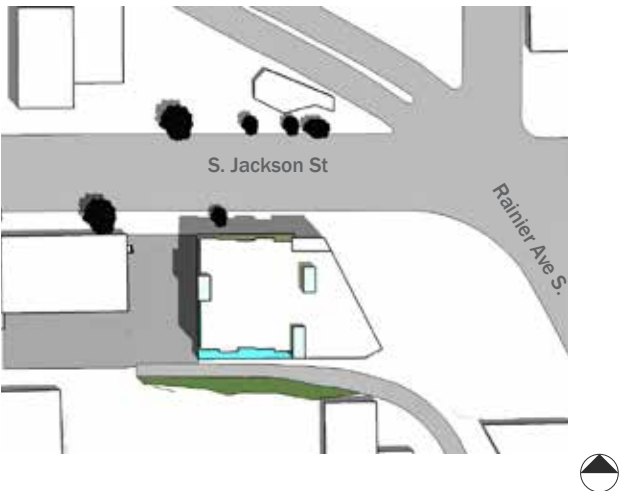
Massing Option “A”



Massing Option “B”



Massing Option “C”

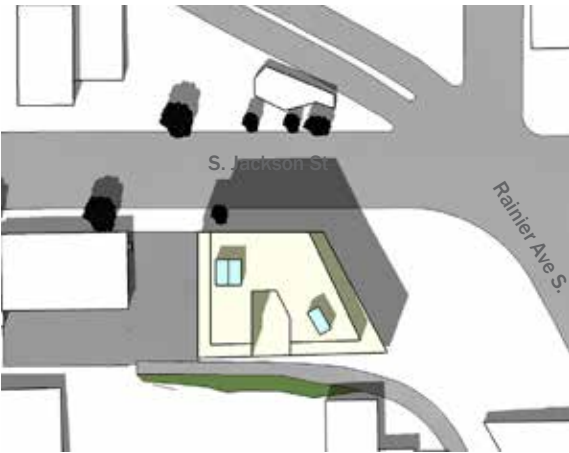
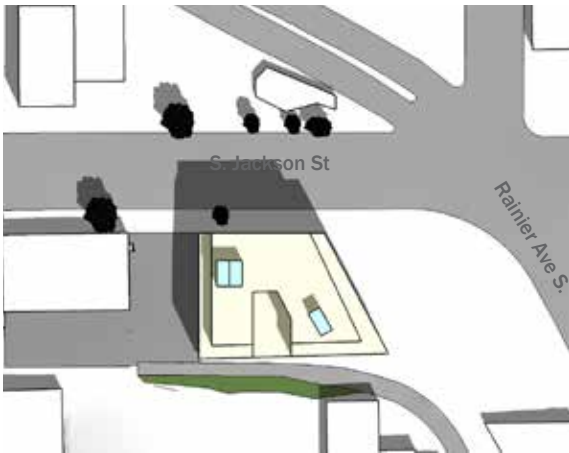


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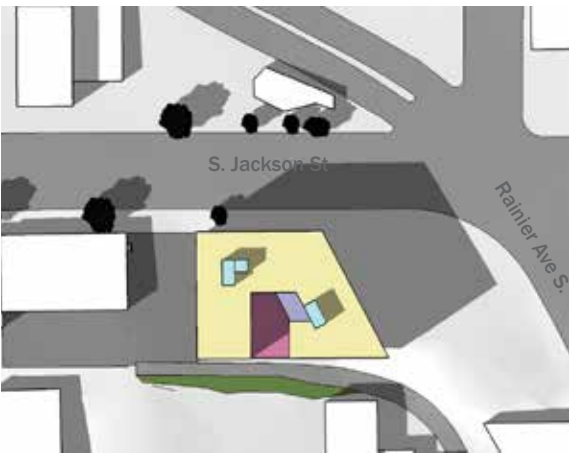
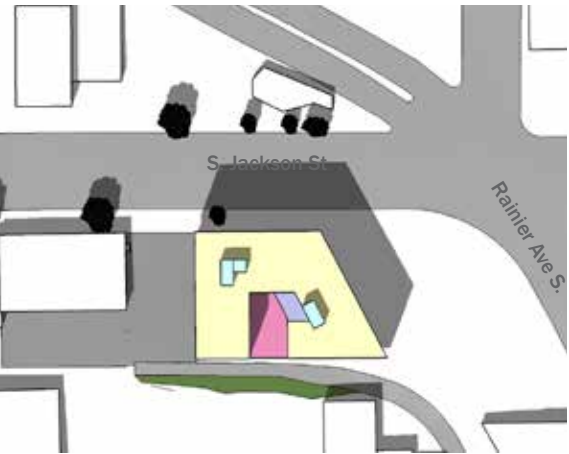
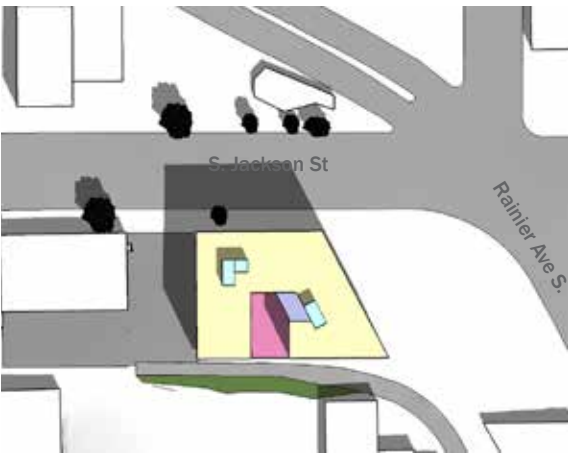
12 PM

2 PM

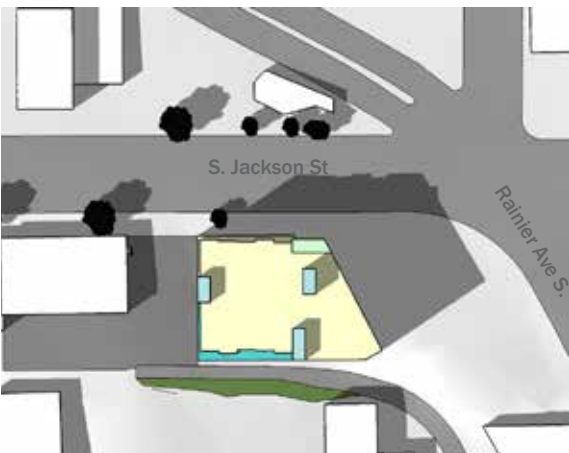
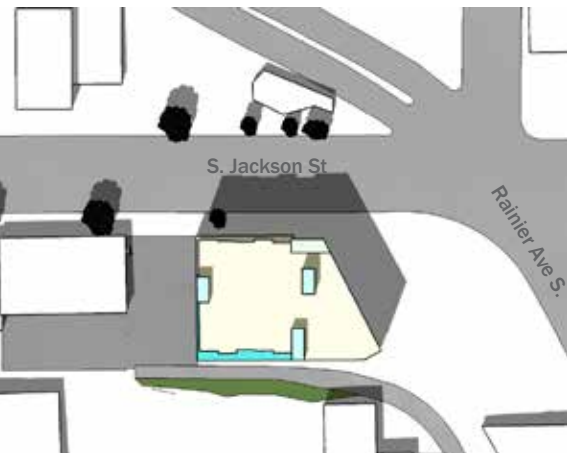
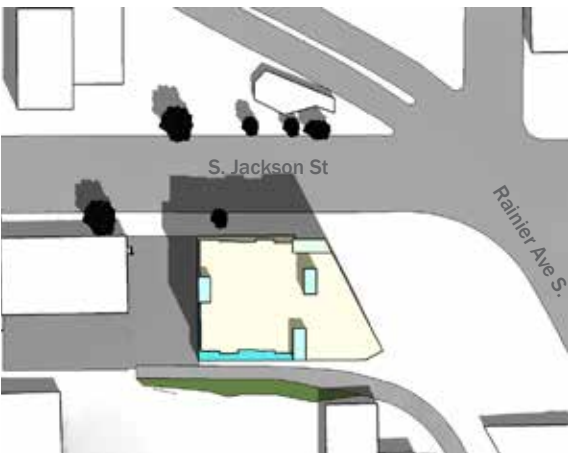
Massing Option “A”



Massing Option “B”



Massing Option “C”



SHADOW STUDIES | WINTER SOLSTICE

10 AM

12 PM

2 PM

Massing Option “A”



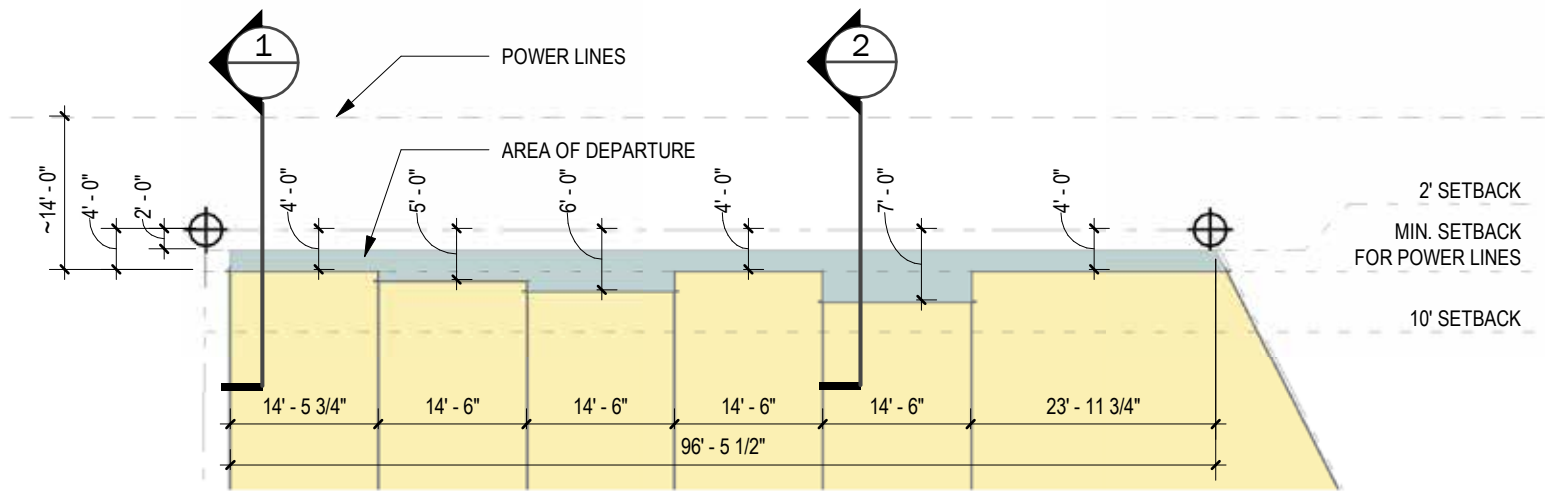
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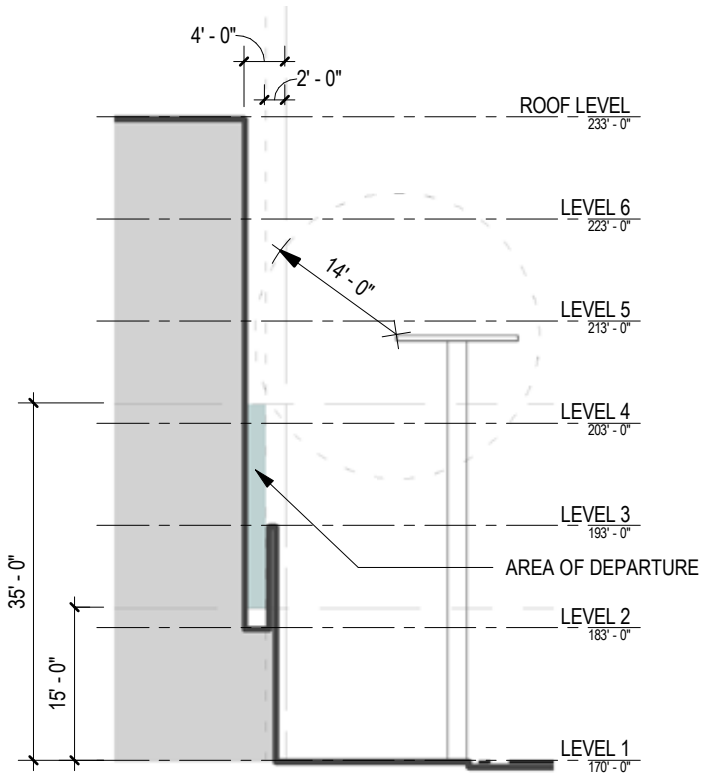
Massing Option “C”



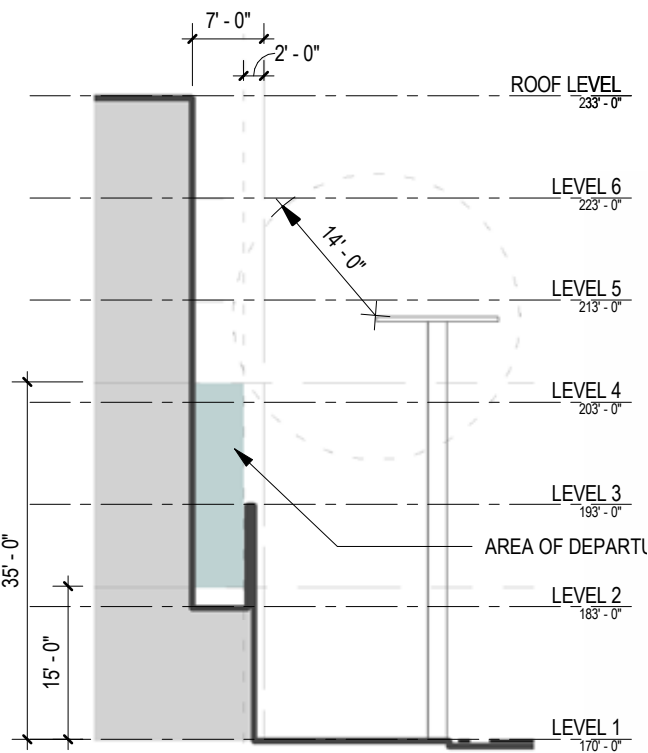
	STANDARD	REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION
#1	SMC 23.49.162.B.1.b(2): Facade Setback Limits	<p>Property Line Facades are required on S Jackson St per Map 1H.</p> <p>Between the elevations of 15 and 35 feet above sidewalk grade, setbacks shall be permitted according to the following standards:</p> <ul style="list-style-type: none">The maximum setback shall be 10 feetThe total area of a facade that is set back more than 2 feet shall not exceed 40% of the total facade area between the elevations of 15 and 35 feetNo setback deeper than 2 feet shall be wider than 20 feet measured parallel to the property lineThe facade of the structure shall return to within 2 feet of the street property line between each setback are for a minimum of 10 feet	Setbacks ranging from 4 to 7 feet between the elevations of 15 and 35 feet above sidewalk grade along S Jackson St.	<p>Per SDOT, existing overhead high voltage power lines on S Jackson Street require a 14' setback from the nearest conductor. This is approximately equivalent to a 4' setback from the property line. The proposed residential massing uses 4' as a minimum setback for this reason.</p> <p>To reduce the perceived mass and reflect the small-scale character of the existing retail core, the proposal modulates the S Jackson St facade with small setbacks aligned with the 14'-6" wide residential bays. The maximum proposed setback (7') is less than the maximum allowed setback (10').</p> <p>In addition, we propose that the street-level commercial façade, which is setback 1' from the property line, extend to 23' above the sidewalk as a screen wall. This would increase the perceived height of the commercial base and provide additional privacy for the Level 2 units facing S Jackson St.</p>



PLAN
Between 15' and 35' above Sidewalk Grade



SECTION 1
Minimum Proposed Setback



SECTION 2
Maximum Proposed Setback